

FOR LEASE

Osage Drive Industrial Development

Norfolk Southern is a Class 1 railway that serves Donaldson Center in South Carolina. The Norfolk Southern Piedmont Division serves local manufacturers at Donaldson Center, including 3M, BMW, and Ethox Chemicals



ANTICIPATED DELIVERY FEBRUARY 15, 2025

PROPERTY HIGHLIGHTS

- **Lease Rate: \$11.75/SF NNN**
- ±25,600 proposed warehouse
- Total building footprint: 80' x 320'
- Subdividable into four (4) tenants
- Ideal location adjacent to Donaldson Airport
- Convenient to I-185 and I-85
- Surrounding business includes Lockheed Martin, 3M, and Michelin
- Concrete floor slab: 6" minimum thickness
- Office space build-out: Slab area left open for future development
- (4) 9' x 14' storefront entrance openings
- (4) 4' x 4' windows for future office space



BUILDING SPECS

OSAGE DRIVE | GREENVILLE, SC 29605

EAVE HEIGHT:	24' (1:12 roof pitch)
BAYS	36 (26' 8")
CENTER CEILING HEIGHT:	23' from slab to bottom of structure
LOADING DOCK DOORS:	8 (9' x 10') w dock levelers
DRIVE IN DOORS	4 (12' x 14') concrete drive-in ramps

DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
2024 POPULATION	17,778	68,326
2029 PROJECTED POPULATION	19,108	72,007
2024 HOUSEHOLDS	6,575	26,624
2024 AVG HH INCOME	\$84,154	\$89,670



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DRAWINGS

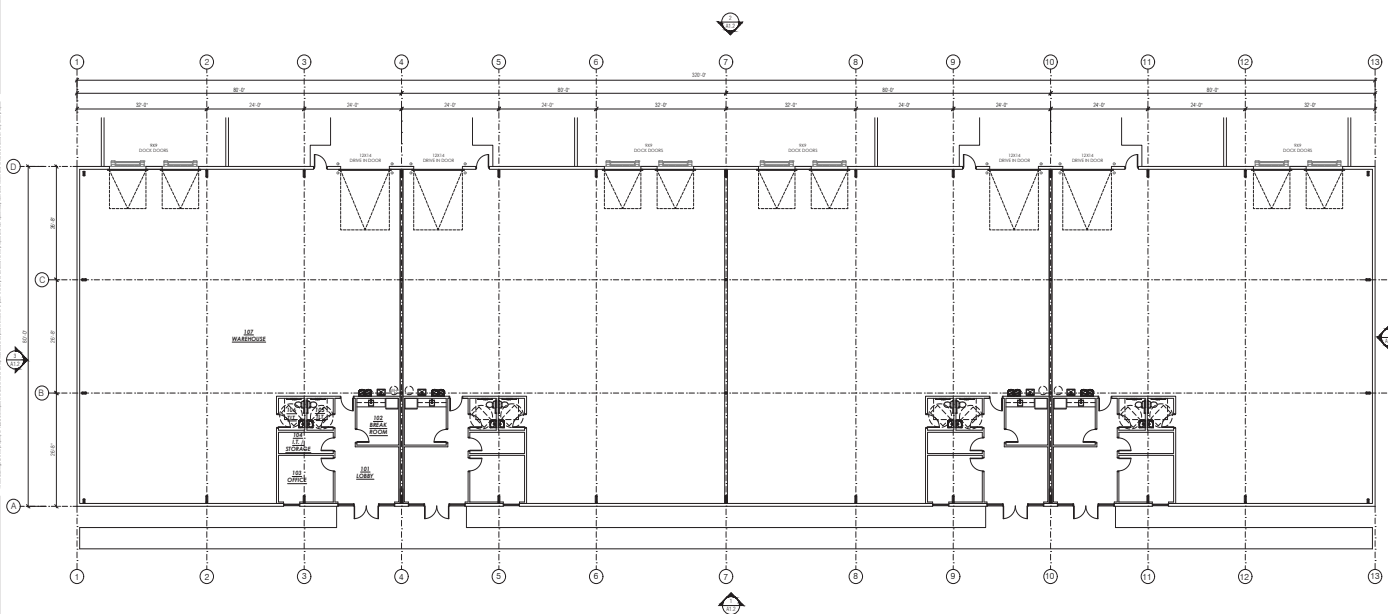
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NOT FOR CONSTRUCTION

CMB CONCRETE SPEC BUILDING
115 OSAGE DRIVE
GREENVILLE, SC

Project No.	23120
Date	1 FEB 2024
Revision	



1 PRELIMINARY FLOOR PLAN - 25,600 SF WAREHOUSE
102-110



Site Data
TRACT # 0662010400
OWNER: HEM ENVIRONMENT LLC
ZONING: I-1
TOTAL PARCEL AREA: 0.0 ACRES
DIMENSIONS:
FRONT: 50'
SIDE: 25'
REAR: 8'
(ADJACENT TO RAILROAD)